

128.0

0005

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

711,000 / 711,000

USE VALUE:

711,000 / 711,000

ASSESSED:

711,000 / 711,000



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
62		MENOTOMY RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	JAGENDORF ASAPH	
Owner 2:	ROZOVSKY NADJA	
Owner 3:		

Street 1:	62 MENOTOMY RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	GALLANT JOSEPH C & MARY M -
Owner 2:	-
Street 1:	62 MENOTOMY RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains 4,795 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1310 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

Depth / PriceUnits	No of Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	4795	Sq. Ft.	Site	0	80.	1.18	9									451,079						451,100	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct					
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value												
101	4795.000	259,900			451,100		711,000												
Total Card	0.110	259,900			451,100		711,000		Entered Lot Size										
Total Parcel	0.110	259,900			451,100		711,000		Total Land:										
Source:	Market Adj Cost		Total Value per SQ unit /Card:		542.75		/Parcel: 542.7		Land Unit Type:										

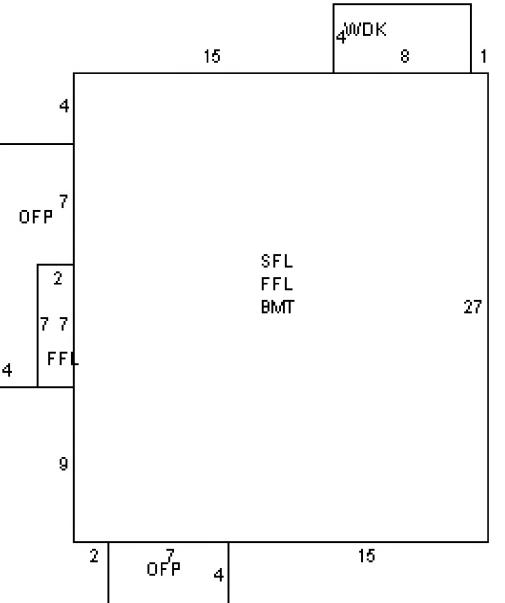
PREVIOUS ASSESSMENT Parcel ID 128.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,900	0	4,795.	451,100	711,000	711,000	Year End Roll	12/18/2019
2019	101	FV	217,900	0	4,795.	422,900	640,800	640,800	Year End Roll	1/3/2019
2018	101	FV	206,500	0	4,795.	349,600	556,100	556,100	Year End Roll	12/20/2017
2017	101	FV	206,500	0	4,795.	321,400	527,900	527,900	Year End Roll	1/3/2017
2016	101	FV	206,500	0	4,795.	293,200	499,700	499,700	Year End	1/4/2016
2015	101	FV	201,500	0	4,795.	287,600	489,100	489,100	Year End Roll	12/11/2014
2014	101	FV	201,500	0	4,795.	267,300	468,800	468,800	Year End Roll	12/16/2013
2013	101	FV	201,500	0	4,795.	254,300	455,800	455,800		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
GALLANT JOSEPH	1386-63		6/29/2010		422,000
	569-112		1/1/1901	Family	

BUILDING PERMITS										ACTIVITY INFORMATION					
Date										Date	Result	By	Name		
8/4/2010										7/13/2018	Inspected	PH	Patrick H		
948										4/24/2018	MEAS&NOTICE	CC	Chris C		
Redo Kit										3/28/2011	Info Fm Prmt	BR	B Rossignol		
										11/13/2008	Meas/Inspect	163	PATRIOT		
										12/1/1999	Meas/Inspect	243	PATRIOT		
										1/1/1982		KM			

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good									 <p>15 4 WDK 8 1</p> <p>4</p> <p>14 7 2 7 7 4 FFL</p> <p>SFL FFL BMT 27</p> <p>9</p> <p>2 7 4 15</p>				
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	A Bath: 1	Rating:	3/4 Bath: 1	Rating:	A 3QBth: 1	Rating:	1/2 Bath: 1	Rating: Average	A HBth: 1	OthrFix: 1	Rating:	Rating: Average			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID										
Grade: C - Average	Year Blt: 1926	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Very Good	A Kits: 1	Rating:	1st Res Grid Desc: Line 1 # Units: 1										
Alt %:				Fpl: 1	Rating: Average	WSFlue: 1	Rating:	Level: FY LR DR D K FR RR BR FB HB L O										
Jurisdct: G12	Fact: .	View / Desir:					Other: 1	Upper: 1	Lvl 2: 1									
Const Mod:				Lvl 1: 1														
Lump Sum Adj:				Lower: 1														
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING										
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Phys Cond: AG - Avg-Good	26. %	Functional: %	Economic: %	Special: %	Override: %	Exterior: 1				Interior: 6 3				
Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 26.4 %									Additions: 1				Kitchen: 6 3			
Bsmnt Flr: 12 - Concrete	Subfloor: 1									Baths: 1				Plumbing: 1				
Bsmnt Gar: 1	Electric: 3 - Typical									Electric: 6 3				Heating: 1				
Insulation: 2 - Typical	Int vs Ext: S									General: 1				Totals: 6 3				
Heat Fuel: 2 - Gas	Heat Type: 5 - Steam																	
# Heat Sys: 1	% Heated: 100	% AC: 1	Solar HW: NO	Central Vac: NO														
% Com Wall: 1	% Sprinkled: 1																	
MOBILE HOME				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1										
SPEC FEATURES/YARD ITEMS																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
PARCEL ID 128.0-0005-0001.0																		
More: N	Total Yard Items:					Total Special Features:								Total:				